



Land Development News

County of San Diego
Department of Public Works
May 2009

From the Desk of Terry Connors, County Surveyor

DPW, Land Development is watching a very important piece of proposed legislation; AB-251.

Bill AB-251 would modify the requirements for an exemption relating to the conversion of a community apartment project and stock cooperative. It appears to correct erroneous cross-references, and make various other technical changes in existing law relating to housing, condominium apartment projects, and the conversion of a stock cooperative. The good news is, although the language is rearranged, there does not appear to be any major changes in the law or the way the County processes these items through the planning approval and/or mapping processes. In addition, certain exemptions have existed in the Subdivision Map Act (Act) prior to this legislation, but now appear to be more clarified as to timing and requirement.

Impervious Cover Coefficients for General Land Use Categories within San Diego County

Tracy Cline, Planner III, Watershed Protection Program

In an effort to better understand and plan for the water quality impacts resulting from land development, DPLU has developed an impervious surface cover (ISC) coefficient table for land uses within San Diego County. Impervious cover is a common metric used to help explain or predict anthropogenic impacts on aquatic resources. Coefficients are needed to translate land use data into estimates of impervious area at a given spatial scale. Prior to this study, planners relied on coefficients developed with data from the mid-Atlantic and Puget Sound regions. It became clear that ISC coefficients from other parts of the country did not accurately reflect conditions in the arid southwest or San Diego. In 2002, DPLU initiated a pilot study to determine ISC coefficients for residential land uses within the San Diego River Watershed. A follow-up study was completed in November 2008, which establishes ISC coefficients for general land use categories applicable Countywide. The full study can be viewed on the County of San Diego's website at: <http://www.sdcountry.ca.gov/dpw/watersheds.html> under "Land Development, Construction, and Projects".

As land is converted to rooftops, roads, and parking lots, impervious surface area increases. This leads to increased stormwater runoff, since less surface water is allowed to infiltrate naturally into the ground. Increases in impervious area lead to greater volume, frequency, and magnitude of runoff, the impacts of which are often observed and measured at the watershed scale. The Center for Watershed Protection



Impervious Cover Model indicates that certain zones of stream quality exist, most notably at about 10 or 15 percent impervious cover, where sensitive stream elements (e.g., sensitive aquatic species, excellent habitat structure, and excellent water quality) begin to degrade. A second threshold appears to exist at around 25 percent impervious cover, where most indicators of stream quality consistently shift to a poor condition (e.g., diminished aquatic diversity, water quality, and habitat scores). Developing accurate ISC coefficients can help local governments manage future impacts to water quality by considering the cumulative impacts of development on watershed health, rather than managing water quality on a project-by-project basis. For example, ISC coefficients have the potential to provide the scientific basis for strategically employing stormwater management practices or low impact development (LID) techniques to manage imperviousness at the watershed scale.

DPLU's study, *Impervious Surface Coefficients for General Land Use Categories for Application in San Diego County* (2008), found that previous studies to derive ISC coefficients, including the 2002 pilot study, used an imaging approach that underestimated actual impervious cover. Therefore, the County utilized a process developed by the California Office of Environmental Health Hazard Assessment, which suggests that there is a relationship between density and impervious surface fraction for residential land use categories. High resolution satellite imagery was used to establish this relationship and provide for a more accurate assessment of the ISC in the San Diego River Watershed. Since the pilot study area included a representative balance of the urban and rural land uses found throughout San Diego County, the results are considered applicable Countywide.

Next steps will include applying the results of this study to all of the County's watersheds.

Developer Deposit Account Information - Now Available Online

Derek Gade, PDCI Program Mgr. / Rick Lantis, PM Project Teams

The Department of Public Works (DPW), in association with the Department of Planning and Land Use (DPLU), has provided a new opportunity for customers to access their project account information via the web to obtain the most up-to-date financial information. This information can also be very useful for project consultants to check account balances before personally coming to the County for plan submittal. The goal of this new system is to provide accurate and daily updates on current deposits in addition to standard monthly statements.

Customers may now view their current account balances at <http://projectbalance.sdCounty.ca.gov>. All users need is the customer number, reference number, or KIVA project number; which can all be found on the billing statement.

For first time users of this website, click on the website **HELP** link, for assistance to locate the query information on your billing statement. This new information will allow



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daily updates on the project financial status that will greatly assist customers and their consultants without having to visit or call DPW.

If you have any questions or need assistance with this new application, please contact the Developer Deposits Unit at any of the following:

E-mail: DeveloperDeposits_CustomerService@sdCounty.ca.gov

Phone: (858) 694-2320

Fax: (858) 694-2519

Developers to Identify & Relate KIVA Project No. to Status of Deposit Account

Glen Gundert, PDCI

At the request of our industry partners, DPW has developed a step by step guide to relating an applicants KIVA project number to the Developer Deposit status account. Below is the process. If there are any specific questions, please contact Glen Gundert at (858) 694-3172.

How to View Developer Deposit Account Balances Beginning simply with a Permit Number (e.g., L xxxxx)

1. log into Kiva Net Public, i.e., launch your browser and type:
<http://landinfo.sdcoun.ca.gov/>



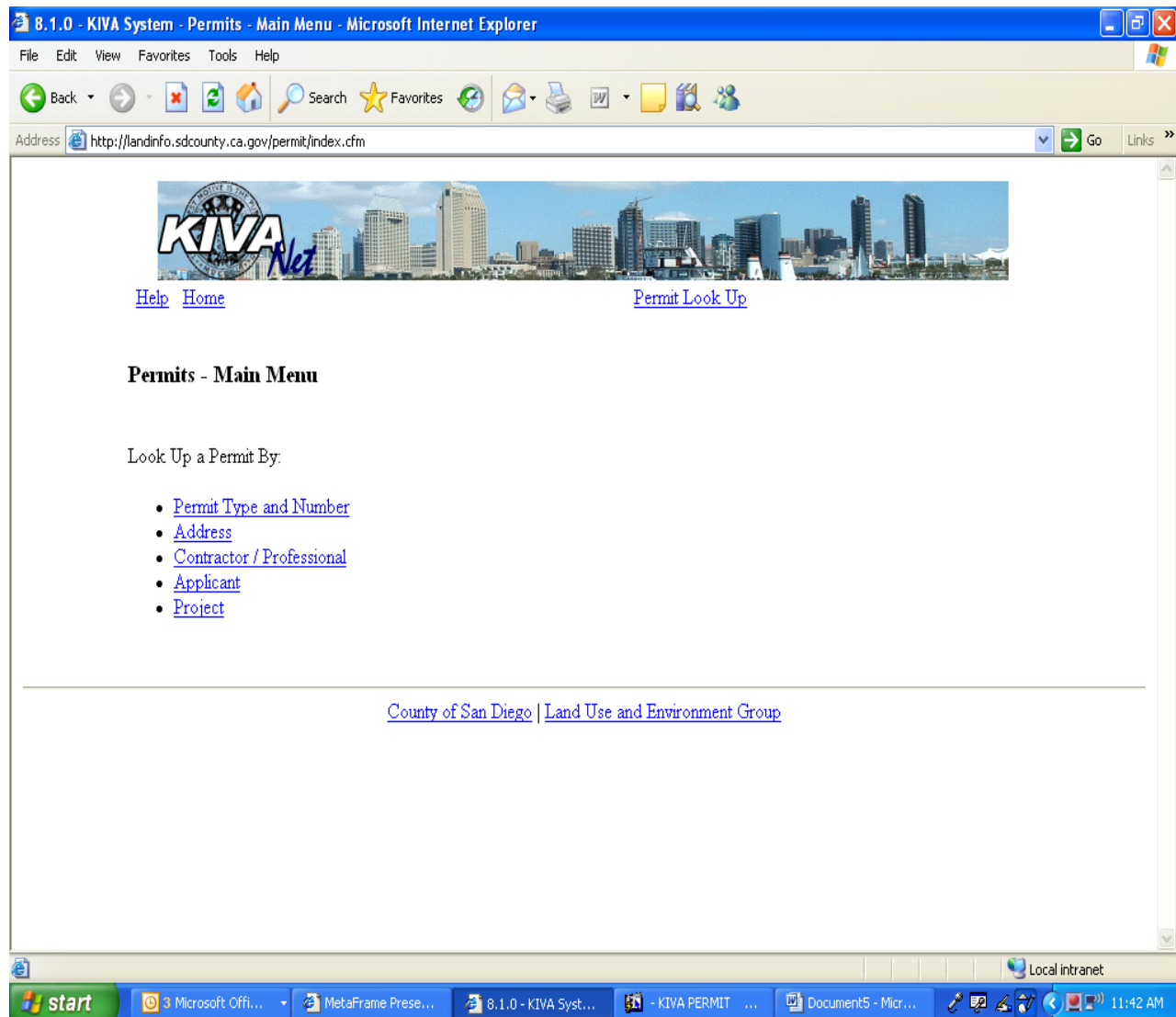
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Select '**Permitting System**'



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Select Permit 'Type and Number' and enter into the permit field only the permit number without the letter(s) prefix; e.g., L xxxxx, or TM xxxxx. Do not use the 'permit type' field if you desire to obtain the Kiva Project Number.



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8.1.0 - KIVA System - Look Up by Permit - Microsoft Internet Explorer

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Address http://landinfo.sdcountry.ca.gov/permit/lookup/index.cfm?fa=dsplprmt Go Links

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Look Up by Permit

The permit type query instructions for Permit

Permit Type: Number: Permit Name:

Location Desc.:

☐ Show Permit Description

Project: Project Name:

Entered Date: Ending With:

Issued Date: Ending With:

Completed Date: Ending With:

Department: -- Select Department -- or

Active: ☐
Inactive: ☐
All: ☒

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Done

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Click on 'Search' to obtain 'Matching Permits'





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Matching Permits

Displaying 1 - 6 of 6 matching records

[Search Again](#)

Permit	Permit Name	Address	Project Name	Issued	Completed	Status
LWEL 12130	WILSON, BERT	9294 CHRIS LN		29-Aug-1988		OPEN
2700 12130			03-1000420	02-Oct-1990		OPEN
4700 12130	THE POINTE-UNIT 1	10590 JAMACHA BL	03-1000420	18-Oct-1991		EXPR
4701 12130			03-1000420	04-Mar-2002		OPEN
FSOF 12130	QUIERO CAFE	3630 MAIN ST		22-Sep-2003		EXPR
LOWS 12130		2670 AURALIE DR	6LE13	29-Sep-2006		EXPR

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Note the appropriate 'Project Name' to be employed for finding and viewing the Developer Deposit Account Balance(s). Also the Project Name (same of the Kiva project number) can be found on the actual Permit sheet issued at the Land Development Counter.

Go to <http://projectbalance.sdCounty.ca.gov> and enter the Project Name into the 'Kiva project number' field and click 'submit'.



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Address <http://projectbalance.sdcounty.ca.gov/COSD.aspx> Go Links

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Your County Government | Community Services | Healthy Kids & Families | Business Resources | Environment | Public Safety | Jobs

First time users, please refer to the [HELP](#) documentation

Note: Payments and charges entered into the system within the last two working days may not be reflected in the balance shown here. Information about projects is available through the [Land Use Permit Database](#). Questions about your project should be directed to the appropriate County Project Manager in [Planning and Land Use](#) and or [Public Works](#).

DEVELOPER DEPOSIT ACCOUNT BALANCES

Enter at least one of the following and click 'Submit'.

Customer Number	<input type="text"/>	(4-6 digits - Example 1234)
Reference Number	<input type="text"/>	(6 digits - Example 112233)
KIVA Project Number	<input type="text" value="03-1000420"/>	(6 to 12 digits - Example 07-0012345)

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This brings you to the Developer Deposits Balance Account. [The 'help' documentation can be used to remind you of the locations for the various identification numbers found on the monthly project invoice]. Further, the Developer Deposit Account Balance page also gives you the customer number and reference number that may of help in your searches.



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DEVELOPER DEPOSIT ACCOUNT BALANCES

Customer Number	Reference Number	Kiva Project Number	Status	Deposits	Estimated Charges	Balance
2940	105931	PWR 03-1000420	ACTIVE	\$144,380.00	\$137,399.12	\$6,980.88

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